



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Meeting Agenda

### Planning and Zoning Commission

---

Monday, July 11, 2016

5:30 PM

City Hall, Briefing Room

---

#### Call To Order - Commissioners Briefing

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

#### Staff Presentations

#### Agenda Review

---

**Public Hearing**  
**6:30 p.m. Council Chambers**

---

**Chairperson Tommy Garrett Presiding**

#### Invocation

**Pledge of Allegiance to the US Flags and to the Texas Flag**

#### Consent Agenda - Disapproval of Plats without Prejudice

*Pursuant to the requirements of Local Government Code 212.009, the following plats are being brought before the Planning and Zoning Commission for consideration. These plats are in the review process and are pending the submittal of corrections by the applicants to bring the plats into compliance with City requirements. It is the recommendation of staff that these plats be disapproved without prejudice pending the submittal and review of the corrected plats. These plats will be returned to the Planning and Zoning Commission for further consideration upon completion of the review process.*

- 1      [16-5797](#)      P160801 - Preliminary Plat - SE SH 161 and Arkansas Lane Addition, Lots 1-4, Block 1
- P160802 - Final Plat - Wheel N MHP, Lot 1, Block A
- P160803 - Final Plat - South Gate Development, Lot 2, Block B
- RP160801 - Replat- Original Townsite of Grand Prairie Addition, Lot 7R, Block 3
- RP160802 - Replat - W.H. Thomas Second Addition Revised, Lot 4-R, Block F6

### Public Hearing Consent Agenda

*Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.*

- 2      [16-5836](#)      Approval of Minutes of the June 6, 2016 P&Z meeting.
- Attachments: [PZ Draft Minutes 06-06-16.pdf](#)
- 3      [16-5799](#)      P160702 - Final Plat - The Blanca Addition, Lots 1-2, Block 1 (City Council District 5). Consider a request to approve a final plat to establish two industrial lots on 3.320 acres. Two industrial zoned properties Lot 1 (1.467 acres) & Lot 2 (1.853 acres), located at southeast corner of E. Main Street and S.E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section No. 3. The agent is E.D. Hill and the owner is Iris Helo and Blanca Barbosa.
- Attachments: [Location Map.pdf](#)  
                                 [Blanca Plat.pdf](#)
- 4      [16-5801](#)      RP160702 - Replat - H.E. Jackson's Subdivision Revised, Lot 3R-1 (City Council District 5). Approval of a replat creating one (1) non-residential lot. The 0.342-acre property, zoned Commercial (C) District and within Central Business District No. 3, is located on the east side of SE 9th Street and north of E. Pacific Avenue. The owner is Fariborz Hadidi and the surveyor is Luke Keeton, Keeton Surveying Co
- Attachments: [Location Map.pdf](#)  
                                 [Exhibit - Replat.pdf](#)

- 5      [16-5802](#)      RP160701 - Replat - Burbank Gardens Second Unit Revised, Lots 4R-1 and 4R-2, Block H (City Council District 5). Consider a request for approval of a replat creating two (2) residential lots on .369 acres. The subject property is zoned Single Family-Four (SF-4) and located at 3401 Bowles Street. The owner is Pedro and Marisol Sifuentes and the surveyor is Luke Keeton, Keeton Surveying Co.

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit - Replat.pdf](#)

- 6      [16-5803](#)      RP160703 - Replat - Lake Crest Addition, Unit No. 2 Revised, Lot 12R, Block 3 (City Council District 3). Consider a request for approval of a replat combining two (2) lots into one (1) lot on .356 acres. The subject property is zoned Single Family-Four (SF-4) District and located at 1502 and 1506 Avenue E. The owner is Fidel Gutierrez and the surveyor is Luke Keeton, Keeton Surveying Co.

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify2.pdf](#)  
[Exhibit - Replat.pdf](#)

- 7      [16-5812](#)      SU160703 - Specific Use Permit - Tiny Bubbles (City Council District 5). Consider a request to approve a specific use permit to operate a laundry mat. The 2.39-acre property, located at 513 W. Jefferson Street, is zoned Central Area (CA) District and is within District 2 of the Central Business District (CBD) Overlay. The agent is Michael Hassett, Jones Hassett, PC, the applicant is Sheikh Hossain, Eiksa Group LLC, and the owner is Ifeanyi Ehiobu, Ernesti Properties LLC.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit A - Site Plan.pdf](#)

- 8      [16-5804](#)      S160703 - Site Plan - Bouncing House Friend (City Council District 5).  
Consider a request to approve a site plan for a non-residential lot for an indoor commercial amusement use. The 0.109-acre property, located at 2534 Austin Street, is zoned Central Area(CA) District and is within the Central Business Overlay District, Section Number 2. The owner is Ario Magana and the surveyor is Luke Keeton, Keeton Surveying Co.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit - Site Plan.pdf](#)

[Exhibit - LOT 11RSITE-R Model .pdf](#)

[Exhibit - LOT 11RSITE-R Model.pdf](#)

### **Public Hearing Postponement, Recess, and Continuations**

*In accordance with Section 1.11.5.7 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.7.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement of continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.*

*None*

### **Items for Individual Consideration**

**None**

## Public Hearing

*Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.*

- 9**      [16-5809](#)      SU160602/S160601 - Specific Use Permit/Site Plan - National Stone Management Inc. (City Council District 1). Approve a specific use permit and site plan to develop a contractor shop/outside storage facility on approximately 12.03 acres. The applicant is proposing an outside masonry storage yard, fabrication & mill shop (15,000 sq. ft.) and maintenance shop (4,800 sq. ft.) along with a general office building (5,000 sq. ft.) The property is generally located north of Shady Grove Road and approximately 730 feet east of SH 161. The property is zoned Light Industrial (LI) and lies within SH 161 Corridor Overlay District. The owner is Stephen Broussard, National Stone Management Inc.

**City Council Action: July 12, 2016**

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Operational Plan.pdf](#)

[FEMA approval letter 9-11-15.pdf](#)

[Exhibit C.pdf](#)

- 10**      [16-5708](#)      SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). Consider a request for a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

[Exhibit A - Site Plan.pdf](#)

[Exhibit B - Elevations.pdf](#)

**Legislative History**

6/6/16	Planning and Zoning Commission	Tabled to Council
6/21/16	City Council	Tabled

- 11**      [16-5805](#)      SU080605A - Specific Use Permit - 3925 E Jefferson Street (City Council District 5). Approval of a Specific Use Permit permitting the operation of a smelting furnace, a hazardous industrial use, as part of an operating automotive/industrial salvage yard. The subject property, zoned Heavy Industrial (HI) and within Central Business District No. 4, is located at 3925 E. Jefferson. The owner is Tommy Winn.

**City Council Action: August 2, 2016**

**Attachments:** [Exhibit A - Location Map.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Operational Plan.pdf](#)

[Manufacturer Certification Letter.pdf](#)

[Exhibit D - Legal Description.pdf](#)

[PON.pdf](#)

[Notify.pdf](#)

- 12      [16-5806](#)      SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Consider a request for an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320 ' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Elevations.pdf](#)  
[Exhibit C - Landscape Plan.pdf](#)  
[W Horton Letter.pdf](#)  
[Speed Wash Endorsement.pdf](#)  
[Operational Plan.pdf](#)  
[Q-Speed Sound Study.pdf](#)

- 13      [16-5810](#)      SU160701 - Specific Use Permit - 2478 Fort Worth Street (City Council District 1). Consider a request to approve a Specific Use Permit to operate a Major Auto Repair and Paint & Body Shop within an existing commercial/industrial building. The request is for a 3,152 square foot lease space within a 9,800 square foot industrial building located on 0.424 acre at northeast corner of Fort Worth Street and N.W. 25th Street (2478 Fort Worth Street) , is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section 1. The owner is Quango Le.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Operations Plan Lee Auto Repair.pdf](#)  
[2478 Fort Woth Street.pdf](#)

- 14**      [16-5811](#)      SU160702/S160702 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Consider a request to approve a specific use permit/site plan to construct a four-story hotel. The 2.15-acre property, located at 2300 Interstate Highway-20 (IH-20), zoned Planned Development-29 (PD-29) District, is within the IH-20 Corridor Overlay District. The Owners is Infinite Hospitality and Development, LLC and applicant/Agent ADR Designs, LLC.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)  
[Exhibit A - Site Plan.pdf](#)  
[Exhibit B - Elevations.pdf](#)  
[Exhibit C -- Landscape Plan.pdf](#)  
[Exhibit - Color Rendering.pdf](#)  
[Operational Plan.pdf](#)

- 15**      [16-5813](#)      Z160701 - Zoning Change - 1606 Ranch Road (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to Single Family-Five (SF-5) District for the construction of a single family detached residence. The subject property is currently zoned Agriculture (A) District, and is located south of Camp Wisdom Road and east of Matthew Road. The agent is William Edwards, WR Edwards Group and the owner is Jessie Martinez.

**City Council Action: August 2, 2016**

**Attachments:** [Exhibit A - Location Map.pdf](#)  
[Exhibit B - Legal Description.pdf](#)  
[Zoning Exhibit.pdf](#)  
[PON.pdf](#)  
[Notify.pdf](#)

- 16**      [16-5814](#)      Z160702 - Zoning Change - Gilbert Circle (City Council District 1). Consider a request to rezone .95 acres from General Retail (GR) District to Single Family-Five (SF-5) District. The subject property is located at 352 Gilbert Circle. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Jose Cruz.

**City Council Action: August 2, 2016**

**Attachments:** [Location Map.pdf](#)  
[PON.pdf](#)  
[Notify2.pdf](#)  
[PZ EXHIBIT.pdf](#)

**Adjournment**



**In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the Planning and Zoning Commission agenda was prepared and posted on July 8, 2016.**

**Chris Hartmann  
Planning Secretary**

**The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.**